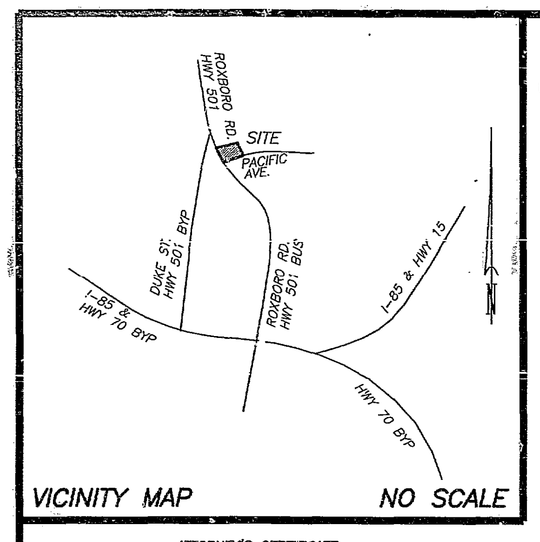


VICINITY MAP NO SCALE

CERTIFICATE OF OWNER

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT VERIZON SOUTH ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEY EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENT SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

(SEAL)

(SEAL)

VERIZON FLORIDA INC. CORPORATE SEAL 1901 FLORIDA

STATE OF FLORIDA
HILLSBOROUGH COUNTY
NORTH CAROLINA
_____ COUNTY

I, Myrna M. Mullis, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOHN A. FERRELL PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 8 DAY OF December, 2003.

Myrna M. Mullis
NOTARY PUBLIC

MY COMMISSION EXPIRES August 28, 2005

Myrtle M. Mullins
MY COMMISSION # DD025182 EXPIRES
August 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

PUBLIC STORM WATER DRAINAGE EASEMENT. OWNERSHIP OF, AND RESPONSIBILITY FOR REPAIR, IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAIN WITH THE CURRENT OWNER. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2268, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND THE REVISED DECLARATION DO NOT CREATE AN OBLIGATION TO PROVIDE PUBLIC MAINTENANCE OR REPAIR. NO BUILDINGS, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	80°30'44"	20.00	28.10	25.85	16.94	N 80°35'58" W
C2	7°46'57"	1982.50	269.29	269.09	134.85	N 16°27'07" W
C3	82°07'43"	85.00	121.84	111.67	74.06	N 59°47'29" W
C4	6°09'28"	1972.50	211.99	211.89	106.10	N 15°38'53" W
C5	0°41'42"	1982.50	24.05	24.05	12.02	N 20°41'27" W
C6	18°30'30"	75.00	24.23	24.12	12.22	N 01°36'05" W
C7	34°38'56"	50.00	30.24	29.78	15.60	N 09°40'18" W
C8	44°49'15"	40.00	31.29	30.50	16.50	N 50°16'53" W
C9	10°28'22"	31.38	5.74	5.73	2.88	S 44°31'25" E
C10	35°31'25"	75.00	46.50	45.76	24.03	S 10°06'32" E
C11	18°30'30"	50.00	16.15	16.08	8.15	S 01°36'05" E
C12	90°00'00"	14.50	22.78	20.51	14.50	S 55°51'20" E
C13	89°51'30"	39.50	61.95	55.79	39.40	S 55°55'35" E
C14	89°59'51"	9.50	14.92	13.44	9.50	S 55°59'46" E
C16	90°00'00"	14.50	22.78	20.51	14.50	S 34°08'40" W
C17	90°03'34"	14.50	22.79	20.52	14.52	N 55°49'33" W
C20	2°20'41"	654.08	26.77	26.77	13.39	N 74°28'25" E
C21	0°33'48"	614.08	6.04	6.04	3.02	N 72°58'53" E
C22	89°57'34"	14.50	22.77	20.50	14.49	S 55°46'33" E
C23	89°48'04"	9.50	14.89	13.41	9.47	S 34°06'17" W
C24	47°38'56"	39.50	32.85	31.91	17.44	S 77°01'52" E
C25	34°41'22"	39.50	23.92	23.55	12.34	S 35°51'43" E
C26	7°31'12"	39.50	5.18	5.18	2.60	S 14°45'26" E
C27	1°09'06"	1982.50	39.84	39.85	19.92	N 11°59'05" W
C28	90°00'00"	12.00	18.85	16.97	12.00	N 55°51'20" W
C29	90°00'00"	14.50	22.78	20.51	14.50	N 34°08'40" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10°47'51" E	60.84
L2	N 79°00'19" E	15.00
L3	S 79°14'40" W	15.00
L4	S 10°47'51" E	75.15
L5	S 79°00'19" W	18.29
L6	S 07°39'10" W	28.78
L7	N 16°06'46" W	40.00
L8	S 10°51'20" E	9.61
L9	N 37°18'34" W	46.87
L10	N 70°32'19" W	30.85
L11	N 34°53'40" W	36.06
L12	N 02°52'57" E	33.99
L13	N 79°14'40" E	13.27
L14	N 10°51'20" W	25.00
L15	N 10°51'20" W	9.61
L16	S 87°58'05" E	35.62
L17	S 23°47'49" E	48.15
L18	S 09°58'44" E	62.93
L19	S 47°58'06" W	48.50
L20	S 28°11'05" W	36.55
L21	S 86°34'44" W	39.85
L22	N 79°00'19" E	18.22

IMPERVIOUS CALCULATIONS:

TRACT A REMAINING AREA EXISTING IMPERVIOUS:
–BASE DATA TAKEN FROM DURHAM GIS

PARKING/DRIVES–	280,933 S.F.
BUILDINGS–	44,031 S.F.
SIDEWALK/PATIOS–	29,621 S.F.
EXISTING TOTAL–	324,994 S.F.
REMAINING AREA–	784,733 S.F.
PERCENTAGE OF IMPERVIOUS AREA–42%	

LOT 1 EXISTING IMPERVIOUS:

PARKING/DRIVES–	–18,022 S.F. (TO BE REMOVED)
SIDEWALK–	970 S.F.
DRIVEWAY–	–8,000 S.F. (TO BE REMOVED)
EXISTING TOTAL–	970 S.F.

LOT 1 PROPOSED IMPERVIOUS:

PARKING/DRIVES–	71,124 S.F.
BUILDINGS–	17,000 S.F.
SIDEWALK–	3,080 S.F.
MISCELLANEOUS–	150 S.F.
PROPOSED TOTAL–	91,354 S.F.
LOT 1 TOTAL–	92,324 S.F.
LOT 1 AREA–	134,976 S.F.
PERCENTAGE OF PROPOSED IMPERVIOUS AREA–68%	

ATTORNEY'S CERTIFICATE

I, Holly H Alderman, IN MY CAPACITY AS LOCAL COUNSEL FOR _____, DO HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF VERIZON SOUTH INC. & IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT JOHN A. FERRELL IS THE OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING AS OF THIS DATE.

SUCCESSOR TO GTE SOUTH INCORPORATED VIA NAME CHANGE

NORTH CAROLINA
Orange COUNTY,

I, Lisa Kiser, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Holly H. Alderman PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

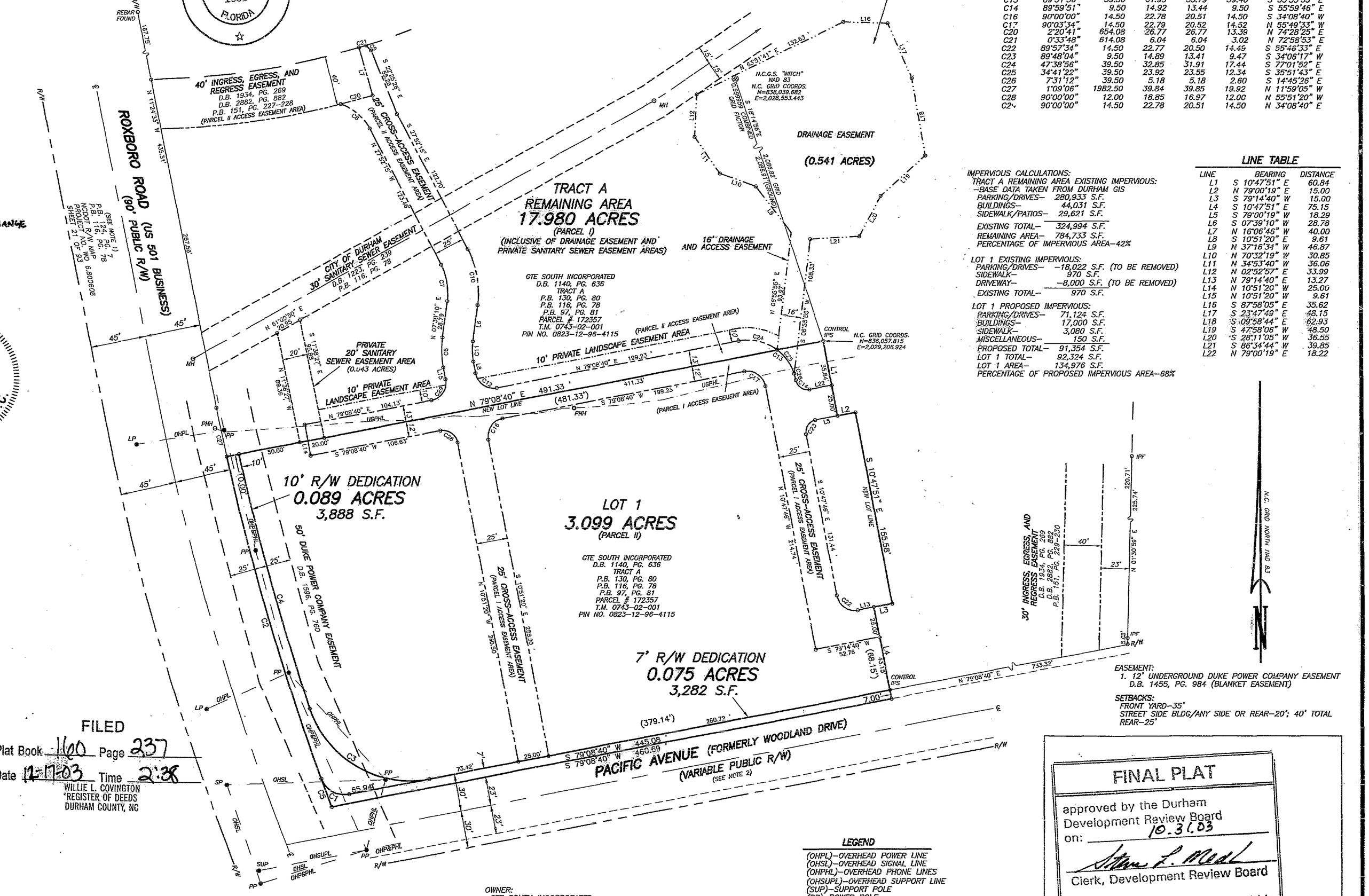
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 15th DAY OF December, 2003.

Lisa Kiser
NOTARY PUBLIC

MY COMMISSION EXPIRES November 24

LISA KISER NOTARY PUBLIC WAKE COUNTY, N.C.

21.168 ACRES (TRACT A AREA FROM P.B. 130, PG. 80)
–3.099 ACRES (LOT 1 AREA)
–0.089 ACRES (AREA IN R/W DEDICATION)
17.980 ACRES (TRACT A REMAINING AREA)



EASEMENT:
1. 12' UNDERGROUND DUKE POWER COMPANY EASEMENT D.B. 1455, PG. 984 (BLANKET EASEMENT)

SETBACKS:
FRONT YARD–35'
STREET SIDE BLDG/ANY SIDE OR REAR–20'; 40' TOTAL
REAR–25'

☒ a. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
☐ b. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
☐ c. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
☐ d. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
☐ e. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

12-15-03
PROFESSIONAL LAND SURVEYOR DATE

NOTE:
THE SURVEYOR RELIED UPON THE CITY AND/OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATION OF THE ORDINANCES.

NORTH CAROLINA
WAKE COUNTY

I MICHAEL D. GOODFRED CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 1140, PAGE 636, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____, THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 141,274 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25th DAY OF NOVEMBER, A.D., 2003.

LAND SURVEYOR
REGISTRATION No. L–3278

NORTH CAROLINA PROFESSIONAL SEAL L-3278 LAND SURVEYOR MICHAEL D. GOODFRED

FILED
Plat Book 160 Page 237
Date 12-17-03 Time 2:38
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

STATE OF NORTH CAROLINA
COUNTY OF Durham

Norma Dickson REVIEW OFFICER OF Durham COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE 12-17-03

RECORDED IN PLAT BOOK_____ PAGE_____.

NOTES:
1. ROXBORO ROAD RIGHT OF WAY WAS SET UP BY EXISTING EVIDENCE IN FIELD. EVIDENCE MATCHES P.B. 130, PG. 80. RIGHT OF WAY RECORDED IN P.B. 116, PG. 78.
2. PACIFIC AVENUE SET UP AS 60' RIGHT OF WAY PER P.B. 130, PG. 80.
PACIFIC AVENUE PER P.B. 103, PG. 150, P.B. 52, PG. 17, AND P.B. 97, PG. 81 SHOW RIGHT OF WAY BEING 46'. NO DOCUMENTS RECORDING ADDITIONAL RIGHT OF WAY HAVE BEEN FOUND.
3. PROPERTY IS IN FLOOD ZONE X, NOT IN THE 100 YR. FLOOD HAZARD AREA BY FIRM MAP NO. 3706300067 G PANEL 67 OF 280, EFFECTIVE DATE FEBRUARY 2, 1996.
4. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. ☐ STREET ADDRESS.
6. THE SITE IS IN THE F/J–B WATERSHED AREA.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

60' 30' 0' 60' 120' 180'
SCALE IN FEET

OWNER:
GTE SOUTH INCORPORATED
PO BOX 1412
DURHAM, NC 27702–1412
1(800) 621–9900

DEVELOPER:
DUKE CONSTRUCTION
1800 PERIMETER PARK DRIVE, SUITE 200
MORRISVILLE, NC 27560
919–461–8000

OWNER: GTE SOUTH INCORPORATED

LEGEND
(OHPL)–OVERHEAD POWER LINE
(OHSL)–OVERHEAD SIGNAL LINE
(OHPHL)–OVERHEAD PHONE LINES
(OHSUPL)–OVERHEAD SUPPORT LINE
(SUP)–SUPPORT POLE
(PP)–POWER POLE
(SP)–SIGNAL POLE
(LP)–LIGHT POLE
(MH)–MANHOLE
(PMH)–PHONE MANHOLE
(UGPHL)–UNDERGROUND PHONE LINES
(IPF)–IRON PIPE FOUND
(OHP&PHL)–OVERHEAD POWER AND PHONE LINES
(IPS)–IRON PIPE SET

FINAL PLAT
approved by the Durham Development Review Board
on: 10.31.03
Clerk, Development Review Board
approval void if not recorded within 90 days or by: 1-31-04

CASE NO. D03–620

FILE: NCEESUB2

REVISIONS	FINAL SUBDIVISION PLAT FOR N.C. EYE AND EAR CLINIC		KENNETH CLOSE, INC. Land Surveying 970 TRINITY ROAD – RALEIGH, NC 27607 PHONE: (919)851-2344 FAX: (919)851-5201
	TOWNSHIP: DURHAM	COUNTY: DURHAM	SURVEY DATE: 6–23–03 / SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1" = 60' / DRAWN BY: SEP
	ZONE: O&I–2	P.I.N: 0823–12–96–4115	CHECKED & CLOSURE BY: MG